

RESOLUTION NO. 27,812

A RESOLUTION OF THE COUNCIL OF THE CITY OF
BURBANK APPROVING AN AFFORDABLE HOUSING
AGREEMENT BETWEEN THE CITY, THE REDEVELOPMENT 1104-1
AGENCY OF THE CITY OF BURBANK, AND THE BURBANK
HOUSING CORPORATION (2406 NORTH NAOMI STREET).

THE COUNCIL OF THE CITY OF BURBANK FINDS:

A. The Burbank Housing Corporation (the "Developer") desires to acquire, rehabilitate and manage real property located at 2406 North Naomi Street in the City of Burbank ("Site"), which is currently improved with four (4) rental units (the "Project").

B. Pursuant to Section 33334.2 of the Community Redevelopment Law (California Health and Safety Code Section 33000, *et seq.*), the Redevelopment Agency is required to expend a certain percentage of property taxes allocated to it for the purpose of increasing, improving and preserving the City of Burbank's supply of low- and moderate-income housing available at an affordable housing cost. Pursuant thereto, the Council has established a Low and Moderate Income Housing Fund (the "Housing Fund").

C. The City of Burbank (the "City") has received funds from the HOME Investment Partnership Act of the United States, 42 U.S.C. § 12701, *et seq.* ("HOME Funds"), for the purpose of the production of housing affordable to low-income households

D. The Redevelopment Agency of the City of Burbank ("Agency"), the City, and the Developer have prepared a proposed form of "Affordable Housing Agreement" pursuant to which the Council has agreed to provide financial assistance to Developer in the form of a loan from the Housing Fund up to the amount of Seven Hundred Sixty-Six Thousand, One Hundred Dollars (\$766,100.00) to fund certain costs of the Project (the "Agency Loan") and the City has agreed to provide financial assistance to Developer in the form of a loan of HOME Funds in the amount of Six Hundred and Eighty Thousand Dollars (\$680,000.00) (the "City Loan"), pursuant to which the Developer would agree to acquire and rehabilitate the Project

E. The Council has duly considered all terms and conditions of the proposed Affordable Housing Agreement and believes that the rehabilitation of the Site pursuant thereto is in the best interests of the City and the health, safety, and welfare of its residents, and in accord with the public purposes and provisions of applicable state and local laws and requirements

F. The Affordable Housing Agreement involves substantial rehabilitation of small housing projects that will subsequently be restricted for occupancy by extremely low and very low income households, and will require the relocation of residents and occupants living or occupying the Properties. Therefore, the Agency prepared a Relocation Plan in accordance with Community Redevelopment Law.

G. The Relocation Plan will ensure that no persons or families will be displaced unless and until there is a suitable housing unit available and ready for occupancy by such displaced person or families at rents comparable to those at the time of their displacement.

H. The Project is categorically exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15301, Existing Facilities, of the CEQA Guidelines (14 CCR 15301).

I. Pursuant to the Federal National Environmental Policy Act ("NEPA"), the project is exempt under the U.S. Department of Housing and Urban Development ("HUD") regulation Section 24 CFR 58.

THE COUNCIL OF THE CITY OF BURBANK RESOLVES:

1. The Relocation Plan, as attached to the Staff Report dated September 15, 2008, and incorporated herein by this reference, pertaining to the relocation of residents and occupants for the Properties is hereby approved.

2. The Agency, through its Executive Director or his or her designee, is hereby authorized and directed to take all necessary and appropriate actions to implement the Amended Relocation Plan

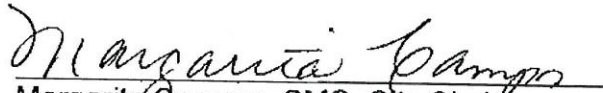
3. The City Council hereby approves the Affordable Housing Agreement and all documents attached thereto, and authorizes and directs the City Manager or its designee to execute the Affordable Housing Agreement on behalf of the City. The City Manager or its designee are further authorized to implement the Affordable Housing Agreement on behalf of the City and take all further actions and execute all documents necessary or appropriate to carry out the Affordable Housing Agreement

PASSED AND ADOPTED this 18th day of November, 2008.

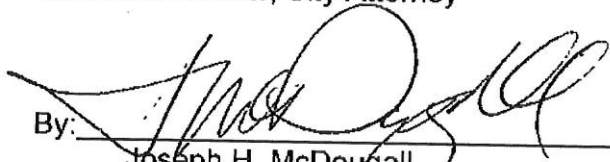


Dave Golonski
Mayor of the City of Burbank

Attest:


Margarita Campos, CMC, City Clerk

Approved as to Form and Legal Content
Dennis A. Barlow, City Attorney

By: 
Joseph H. McDougall
Senior Assistant City Attorney

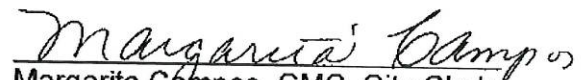
STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF BURBANK)

I, Margarita Campos, CMC, City Clerk of the City of Burbank, do hereby certify that the foregoing Resolution was duly and regularly passed and adopted by the Council of the City of Burbank at its regular meeting held on the 18th day of November 2008, by the following vote:

AYES: Council Members Bric, Ramos, Reinke and Golonski.

NOES: Council Member Gordon.

ABSENT: Council Members None.


Margarita Campos, CMC, City Clerk